


ARB CASE NO. 941S
6309 BROADWAY ST
PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT



Presented by:
Lety Hernandez
Director

PROPERTY





- B-1
- West side of Broadway between Alta Ave and Inslee Ave
- Permanent Sign



EXISTING CONDITIONS



EXISTING CONDITIONS



PROPOSED EXTERIOR SIGNAGE

S/F ILLUMINATED WALL SIGN



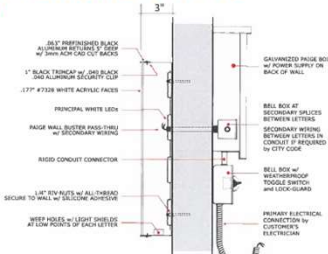
Quantity: **ONE (1) Required** Scale: **1 1/2" = 1'-0"**

SCOPE OF WORK

- Manufacture and install new wall mounted S/F face lit channel cabinet
- Cabinet to have 3" deep pre-finished .063" Black aluminum returns
- Cabinet to have 3mm White ACM backs
- Illuminated w/ StreetFighter Choice White LED light modules
- Face to be .177 #7328 White acrylic plastic
- Cabinet face to have full color digitally printed vinyl graphic overlays
- Face graphics to have UV overlaminat
- Faces to have 1" black trim cap and .040" Black aluminum security clips
- Cabinet to be mounted to fascia and have remote mounted power supplies
- Dedicated 120v 20amp electrical circuit to sign by others

COLORS WILL PRINT PER COLORS IN FILE

PROPOSED EXTERIOR SIGNAGE

FACE LIT CHANNEL CABINET
TYPICAL SECTION
NOT TO SCALE

Labels in diagram include: PRE-FINISHED BLACK ALUMINUM RETURNS 3" DEEP w/ SHIM ALUM CAP CLIP BACKS; 1" BLACK TRIMCAP w/ .040" BLACK .040" ALUMINUM SECURITY CLIP; .177" #7328 WHITE ACRYLIC FACES; FINISHAL WHITE LEDS; FRAG WALL BUSTER BASS-TAK w/ SECONDARY WIRING; RIGID CONDUIT CONNECTOR; 1/4" x 1/4" WELLS w/ ALL-THREAD SECURE TO WALL w/ EPOXY ADHESIVE; WEIR HOLES w/ LIGHT SHIELDING AT LOW POINTS OF EACH LETTER; GALVANIZED PULSE BOX w/ POWER SUPPLY ON BACK OF WALL; BILL BOX AT SECONDARY SPACES BETWEEN LETTERS; SECONDARY WIRING BETWEEN LETTERS IN CONDUIT IF REQUIRED BY CITY CODE; BILL BOX w/ WOODWORKING TOGGLE SWITCH AND LOG-GEARS; PRIMARY ELECTRICAL CONNECTION BY CUSTOMER'S ELECTRICIAN.

COLORS WILL PRINT PER COLORS IN FILE

PROPOSED EXTERIOR SIGNAGE




RTA VINYL GRAPHICS

Scale: **1" = 1'-0"**

Scope of Work:

- Manufacture and install RTA vinyl graphics
- Graphics to be digitally printed on HP white translucent vinyl w/ UV overlaminat & contour cut
- Graphics to be double printed for color
- Graphics to be installed first surface - Centered left & right

COLORS WILL PRINT PER COLORS IN FILE

ONE (1) Required ONE (1) Required



Sign A to be installed in this location on facade.

60 inch oak brick. 55 inches brick to bottom of awning at wall.
24 inches wide. Sign being 50" oah by 15" oah and 3" deep.

POLICY ANALYSIS



- Sec. 15-32(c)(1) – Shopping Center or Multi-tenant building
 - A business or office in a shopping center or multi-tenant building may have **one (1) identification sign, per tenant, attached to the building** and one (1) detached sign (monument or multi-tenant sign) for the shopping center.
 - Multi-tenant signs for the shopping center shall only be allowed when the businesses do not front or are visible from city streets or rights-of-ways

ARB CASE NO. 937F
440 NORMANDY AVE

COMPATIBILITY REVIEW - ACCESSORY



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- SF-B
- South side at intersection of Greely St
- 2-story detached accessory

SUMMARY



- Demolition Review
 - Demolition of one-story detached accessory structures are exempt from significance review
 - Construction of two-story detached accessory structures are subject to compatibility review

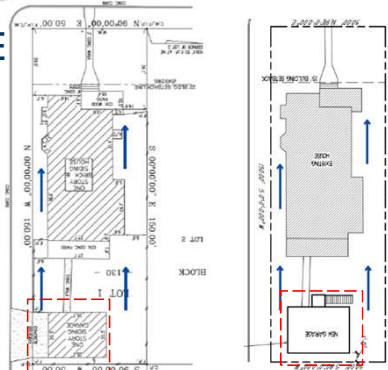
EXISTING CONDITIONS



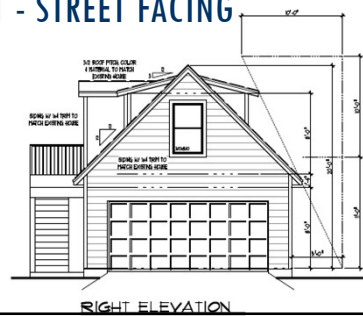
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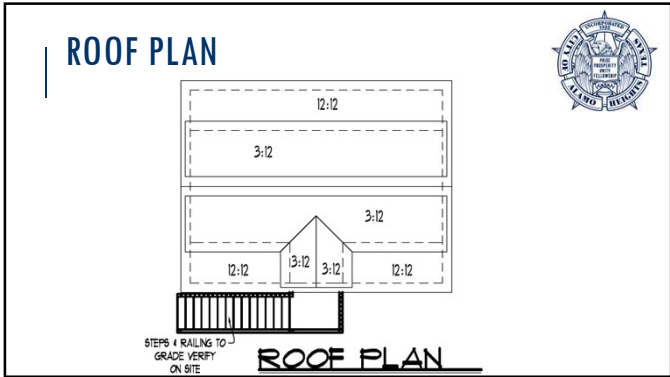
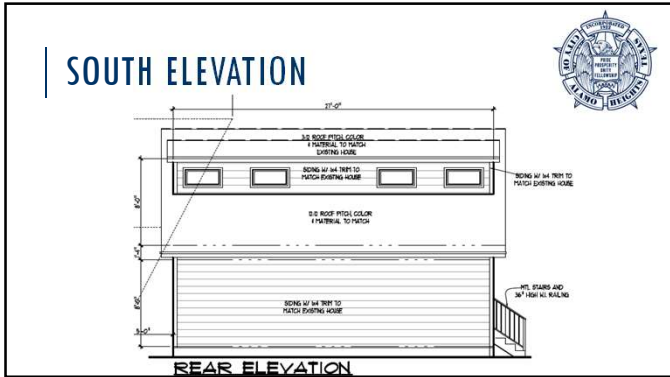
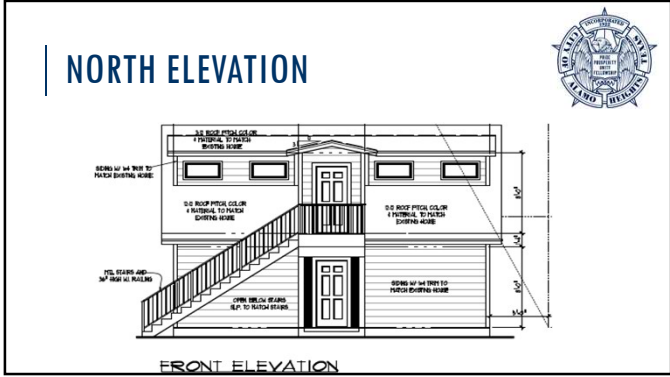
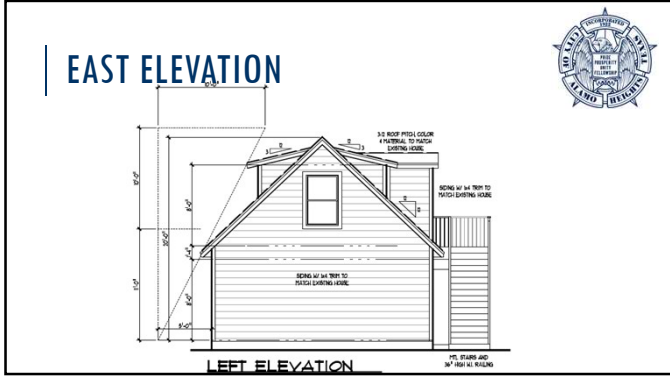
SITE




WEST - STREET FACING



- Height: 21 ft
- Siding: Cement Plank Style
- Roof: Asphalt Shingle




POLICY ANALYSIS




Lot Coverage / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area		
Main house: 1st floor ¹	1928.3	
Main house: 2nd floor		
Front porch ²	199.2	
Side porch ²		
Rear porch ²	214.1	
Garage/Carport: 1st floor ²		528
Garage: 2nd floor		316
Shed ²	94	
Breakroom ²		
Covered patio structures ²		
Other accessory structures ²		
Total Square Footage:	2497.6	844
Total Lot Coverage:	2465.6	
Total FAR:	2450	0.3954
<small>Max. 40% lot coverage for SF-A and SF-B Districts</small>		
<small>*Failure to comply: $2465.6 \div 1.50 = 0.3954$</small>		

POLICY ANALYSIS




- Plan review required to ensure compliance with current regulations.
- Tentatively scheduled for the City Council meeting of July 08, 2024 pending the board's recommendation.

PUBLIC NOTIFICATION




- Public Notice
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on property
- Responses received:
 - Support: (3) Neutral: (0)
 - Oppose: (0)



ARB CASE NO. 928F

516 CIRCLE ST


COMPATIBILITY REVIEW




COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

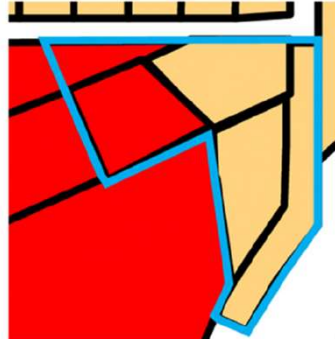

PROPERTY



- Business District (B-1) & Two-Family (2F-C)
- Northern side of street east of Ashcroft
- New Construction (Tabled from May 18, 2024)




SITE






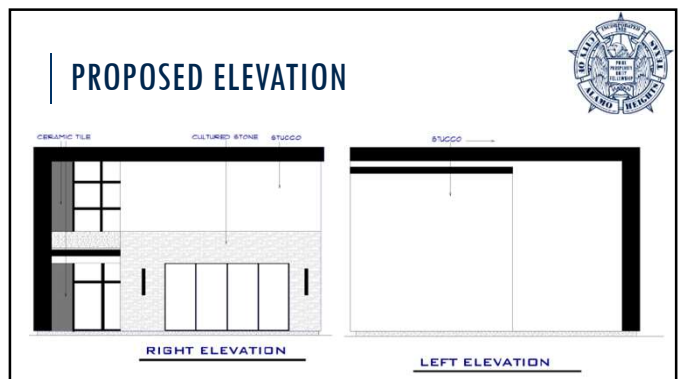
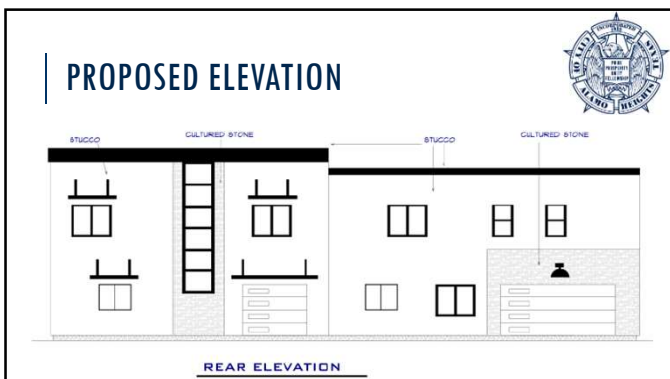
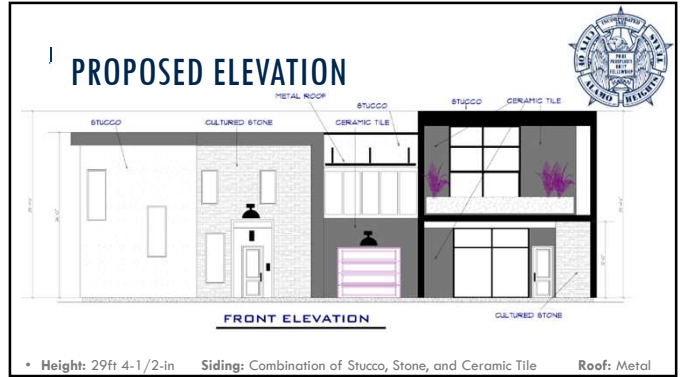
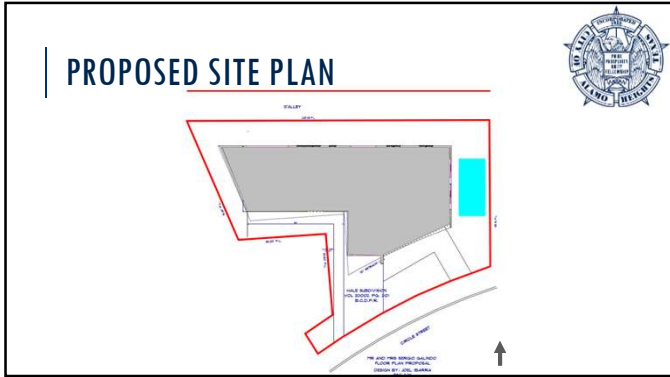
BACKGROUND

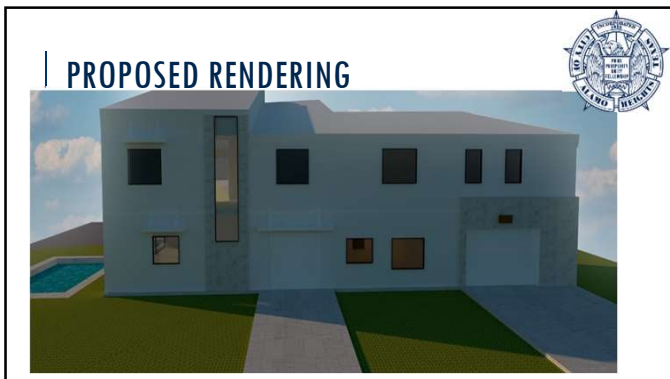
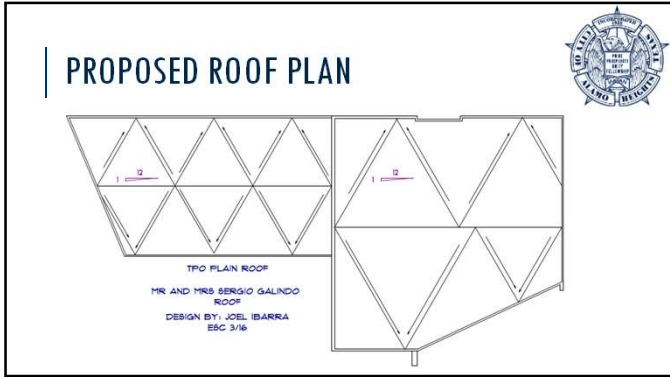
- Board of Adjustment (BOA)**
 - April 03, 2024 – Approved self-identified variances relating to front, rear, and side (west) yard setback requirements.
- Planning & Zoning Commission (P&Z)**
 - May 06, 2024 – Recommended approval of rezone.
- Architectural Review Board (ARB)**
 - May 21, 2024 – Compatibility Review (Tabled)



SITE







POLICY ANALYSIS

- Plan review required to ensure compliance with current building and zoning code regulations and approved variances.
- New variances are anticipated with the project.
- Tentatively scheduled for the June 24, 2024 City Council meeting pending recommendation from the board.
 - Consideration of Rezone and Compatibility



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
 - Support: (0) Oppose: (1) Neutral: (0)
- Responses received outside 200ft:
 - Support: (1) Oppose: (0) Neutral: (0)



ARB CASE NO. 939F
434 COLLEGE BLVD
COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



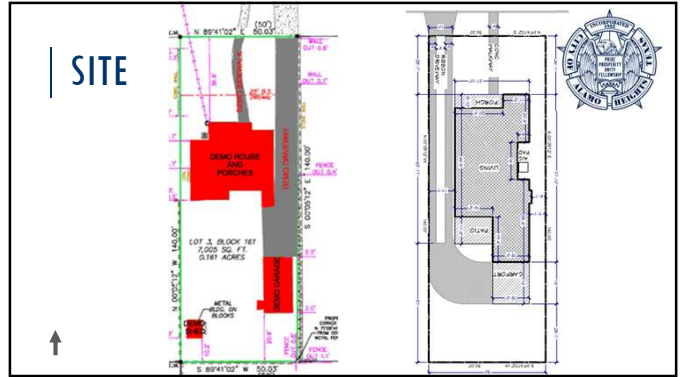
- SF-A
- South side between Woodway Ln and Imlay St
- New Construction – SF Residence with Attached Carport

BACKGROUND



- Demolition Review
 - Significance Review – 100% Demolition
 - ARB – May 21, 2024
 - Council – June 10, 2024
- Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

SITE



NORTH ELEVATION



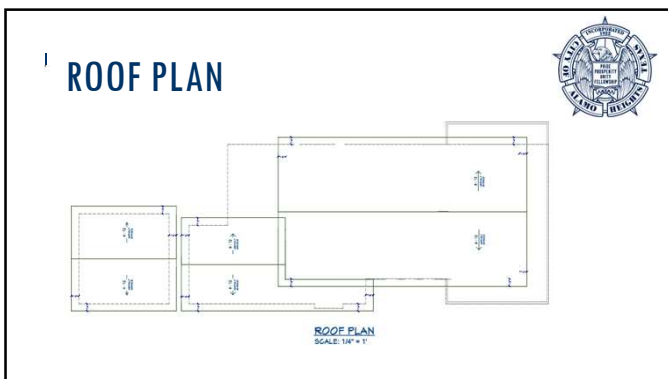
FRONT ELEVATION

- Height: 32ft 6-in
- Siding: Hardie Board & Batten and Wood Cladding
- Roof: Composition Shingle

SOUTH ELEVATION



REAR ELEVATION



POLICY ANALYSIS

Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area		7,000
Main house: 1st floor*		1,779
Main house: 2nd floor		1,189
Front porch*		118
Side porch*		
Rear porch*		186
Garage/Carport: 1st floor*		288
Garage: 2nd floor		
Shed*		
Breezeway*		
Covered patio structure*		
Other accessory structures*		
Total Square Footage:		2,968
Total Lot Coverage*:		2,483 (35.5%)
Total FAR:		3,296 (47%)
<small>Max. 40% lot coverage for SF-A and SF-B Districts</small>		



POLICY ANALYSIS


- Currently completing plan review process to ensure compliance with current regulations.
- Tentatively scheduled for the City Council meeting of July 08, 2024 pending the board's recommendation.

PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
 - Support: (2)
 - Neutral: (0)
 - Oppose: (2)

**ARB CASE NO. 940F
318 TUXEDO AVE**


COMPATIBILITY REVIEW




COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY




- SF-A
- South side between Woodway Ln and Nacogdoches Rd
- New construction – SF Residence with Porte-cochere

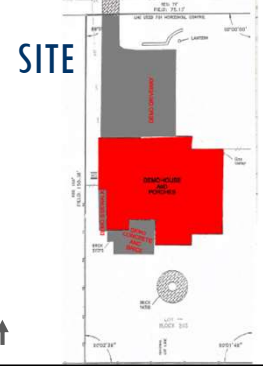
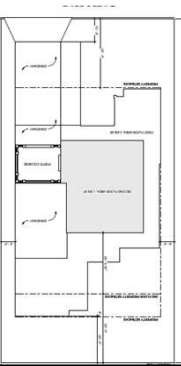



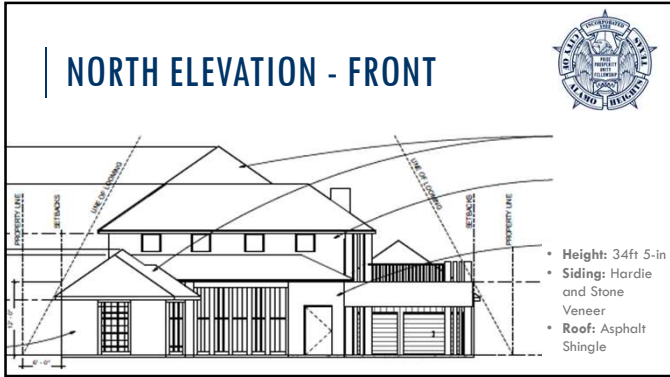
BACKGROUND

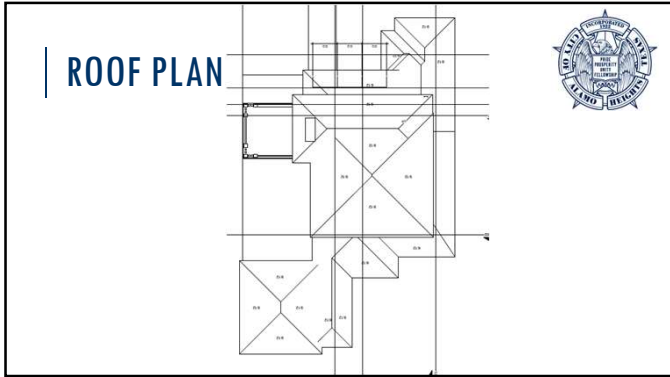
- Demolition Review
 - Significance Review – 100% Demolition
 - ARB – May 21, 2024
 - Council – June 10, 2024
- Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof



SITE

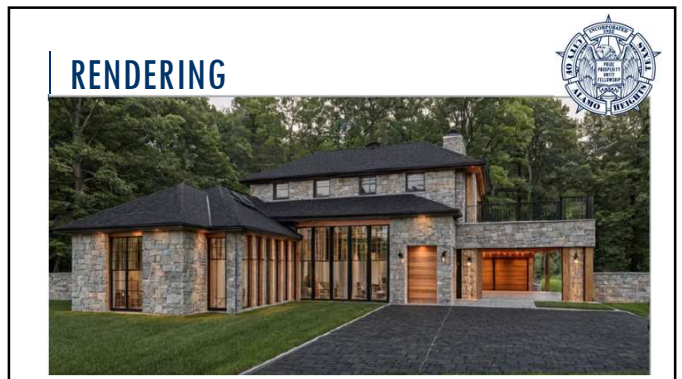
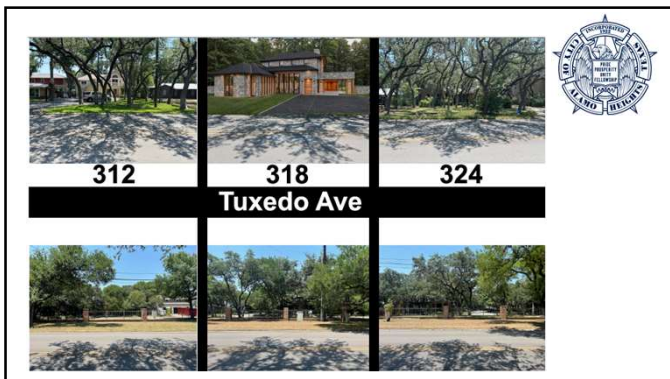




POLICY ANALYSIS

Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	11,250	11,250
Main house: 1st floor*	1,442	2,856.53
Main house: 2nd floor	n/a	1,358.82
Front porch*	132	n/a
Side porch*	n/a	330.81
Rear porch*	n/a	n/a
Garage/Carport: 1st floor*	418	528.45
Garage: 2nd floor	n/a	n/a
Shed*	n/a	n/a
Breezeway*	n/a	n/a
Covered patio structure*	n/a	69.27
Other accessory structures*	160	n/a
Total Square Footage:	2,152	5,143.88
Total Lot Coverage*	2,152=19.13%	5,143=33.64%
Total FAR:	2,020=180	4,744=422

*Max. 40% lot coverage for CFA and SF-B Districts





POLICY ANALYSIS

- Currently completing plan review process to ensure compliance with current regulations.
- Tentatively scheduled for the City Council meeting of July 08, 2024 pending the board's recommendation.




PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)



**ARB CASE NO. 938F
4821 BROADWAY ST**

FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- B-1
- West side of Broadway St, south of Patterson Ave
- Interior and exterior modifications

BACKGROUND



- Phase 1
 - Considered by ARB and approved by Council on 12/11/2023.
 - Completed plan review and permit was approved and issued.
- Phase 2
 - May 06, 2024 – Notice of Intent to Council
 - May 21, 2024 – Preliminary Review by ARB
 - June 18, 2024 – Final Review by ARB



Broadway and Patterson Intersection



Broadway Parking Entry



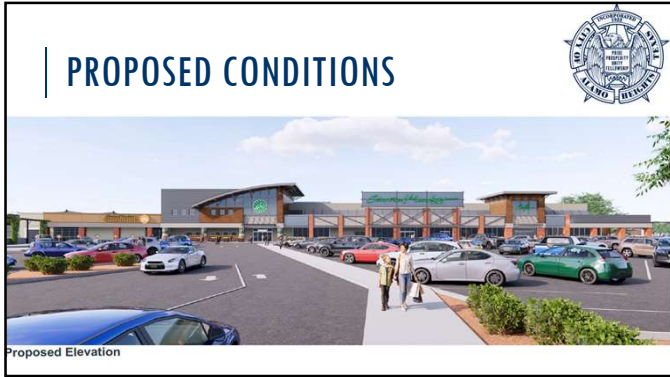
EXISTING CONDITIONS



EXISTING CONDITIONS



Existing Elevation





Elevation Materials

MT-1
Corraded Antique Sawn Wood
Amber

MT-2
MBCI
Corrugated Metal Panel

MT-3
Corraded Carbon Steel
Weathered Concrete

MT-4
D'Hane Brick

GL-1 Low E-Glazing
Solar Control Low-E Coated Insulated Annealed Glass, U-Value: .28 SHGC: .27

Alum. Storefront
Color: Dark Bronze
Newcastle or Equivalent

PT-1
SW 7056
Gray Matters

PT-2
SW 1001-7
Black Magic
(Exposed Steel & Metal Trim)

MT-5 Standing Seam
Berridge Standing Seam Panel System
Color: Charcoal Grey

MT-6 Soffit
Corraded Antique Sawn Wood
Amber

*All exposed exterior steel - paint PT-2

Elevation Materials

MT-1
Corraded Antique Sawn Wood
Amber

MT-2
MBCI
Corrugated Metal Panel

MT-4
D'Hane Brick

GL-1 Low E-Glazing
Solar Control Low-E Coated Insulated Annealed Glass, U-Value: .28 SHGC: .27

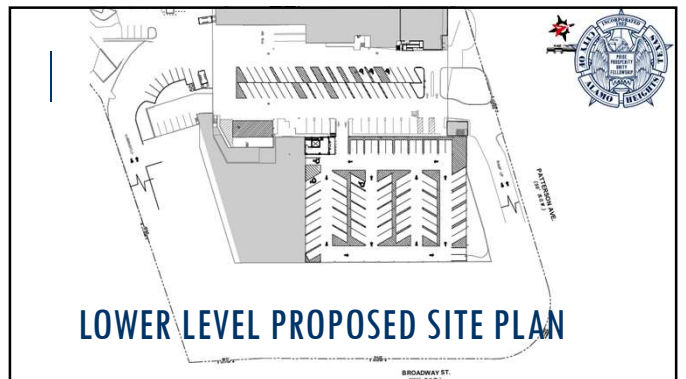
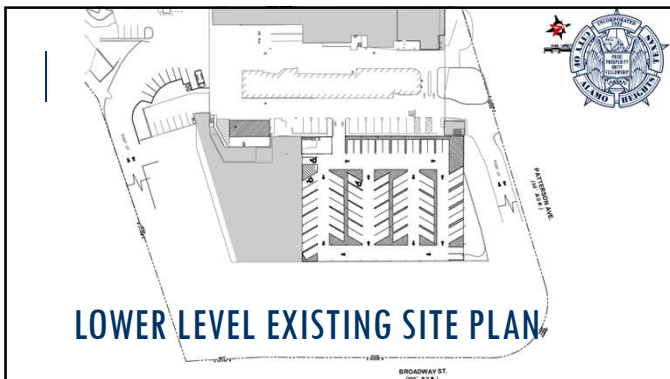
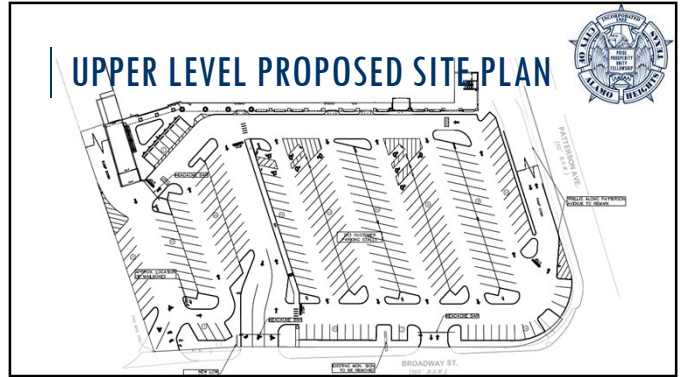
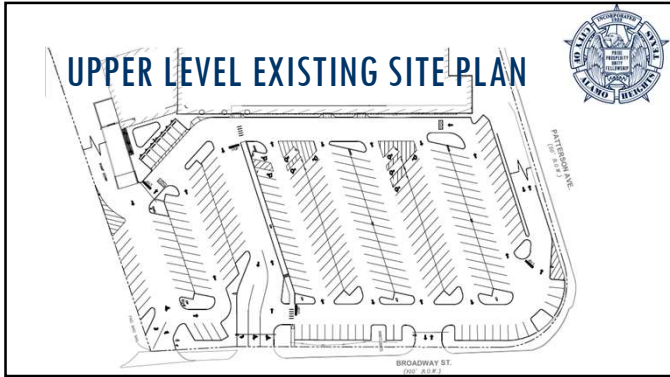
Alum. Storefront
Color: Dark Bronze
Newcastle or Equivalent

PT-1
SW 7056
Gray Matters

PT-2
SW 9170
Adele

MT-5 Standing Seam
Berridge Standing Seam Panel System
Color: Charcoal Grey

MT-6 Soffit
Corraded Antique Sawn Wood
Amber



POLICY ANALYSIS

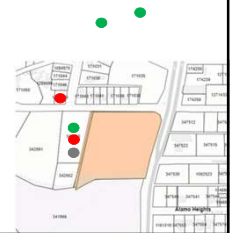


- Plan review required to ensure compliance with zoning regulations and adopted building codes prior to approval of a building permit.
- Tentatively scheduled for the City Council meeting of July 08, 2024 pending the board's recommendation.

PUBLIC NOTIFICATION



- Public Notice
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on the property
- Responses received within 200ft:
 - Support: (1) Opposed: (1) Neutral: (1)
- Responses received outside 200ft:
 - Support: (3) Opposed: (0) Neutral: (2)



DEMOLITION AND REPLACEMENT STRUCTURE REVIEW PROCESSES

STAFF REPORT



ADMINISTRATION

Presented by:
Phil Laney
Assistant City Manager

SUMMARY



- Council amended City Code to require review of demolitions (significance) to also require review of proposed new/renovated replacement structure (compatibility)
- Demolition cases received after June 11th adoption must submit for both significance & compatibility